

For Land/Title Info:
Contact Robert Wood 817-204-8250

SALES CONTRACT

THE STATE OF TEXAS

TYPE OF FINANCING: **Owner Finance**COUNTY OF Waco

Alvord 287 J. Ventres (Seller) hereby, sells and agrees to convey by this Agreement and Contract to
Ruben D Ortiz (Purchaser) the following property, situated in Waco County, Texas.

DEVELOPMENT: Diamond Ridge LOT: 4343, 42 BLOCK: ---STREET ADDRESS: 834, 852, 792 PR 4732CITY/STATE/ZIP: Richman 76078The purchase price is \$ 75,000.00 Payable as follows: Down Payment \$ 4,000.00 Plus 500.00 cashAmount Financed: \$ 71,000.00 Interest Rate: 10.000% Term: 240 PaymentsPayments \$ 685.86

(Insurance and Taxes are NOT included in the payment and must be paid by Purchaser.)

- PURCHASER ACCEPTS PROPERTY "AS IS" Seller to Varsity Capital Waco
- SALES PRICE DOES NOT INCLUDE HOOK-UPS TO HOME
- **SELLER RETAINS ALL OIL, GAS AND OTHER MINERAL RIGHTS TO LAND**

Seller agrees to furnish Mortgagee's Title Policy through Varsity Capital to said property, which shall be conveyed free and clear of any and all encumbrances except those named herein, and Purchaser agrees to complete the sale as herein provided within ten days from the date said Title Company approves the title for title insurance unless otherwise provided for herein.

If said Title Company raises objections to the title of said property, Seller shall have 30 days time within which to meet such objections, and if Seller is unable to meet the objection, then the above mentioned deposit shall be returned to Purchaser, and this contract shall thereupon terminate and all parties be released from liability hereunder; but if the title is approved, and either party hereto fail or refuses to consummate this contract, the other may at his option, enforce specific performance of this contract. In the event Purchaser is the defaulting party, Seller shall have the right to retain said cash deposit as liquidated damages for the breach of this contract.

Seller agrees, when the title objections have been met or waived, to deliver a good and sufficient General Warranty Deed conveying said property to Purchaser, and Purchaser agrees, when said deed is tendered, to pay balance of the cash payment and execute the note or notes and Deed of Trust herein provided for.

Purchaser agrees that any restrictions or conditions imposed in any additions or subdivisions of which the herein described property is a part, or any existing party wall agreements of ease, easements for utility purposes shall not be recited as objections to the title or considered as an encumbrance on said property.

In the event the improvements on the above described property are destroyed, or damaged beyond repair, by fire, windstorm, hail, explosion, or otherwise, before this contract is consummated, purchaser may, at his option, terminate this contract, and the deposit hereinbefore first mentioned shall be returned to purchaser.

Taxes for the current year, and current, rents, insurance, and interest if any, will be possibly prorated only if cash sale to date of closing.

"In accordance with the requirements of the Texas Real Estate License Act, Section 28, you are advised as Purchaser that you should obtain a policy of Title Insurance or have the abstract covering Real Estate which is the subject of this Contract examined by an Attorney of your own selection. This is done at Purchaser's expense."

There are no agreements, conditions, stipulations or representations verbal or otherwise, other than those contained herein.

Executed this 14th day of May, 2022

ROBEN ORTIZ

PURCHASER (Applicant)

PURCHASER (Co-Applicant)

PHONE:

PHONE:

(Hm)

(Cell)

469-238-9119

(Hm)

(Wk)

555-59-5269 13862767 TX

Social Security Number

Driver's License Number

Social Security Number

Driver's License Number

ADDRESS: 1325 DATA LN #1905 GRAND PRAIRIE TX 75050

(Street, City, State, Zip)

Alvord 287 J. Ventres Robert Wood
SELLER SALES REPRESENTATIVE

THIS CONTRACT IS SUBJECT TO THE AVAILABILITY OF SAID PROPERTY AND ACCEPTANCE OF SELLER.
APPROVED BY: Robert Wood DATE: 5/12/22

TO CLOSE ON OR BEFORE:

Closing at: 8650 White Settlement Rd., Fort Worth, TX 76108 (Contact Robin 817-367-6167)

4001 Airport Blvd #1905 Dallas TX 75221
The purchase of this property is for investment purposes. Any contemplated financing provided by seller is not subject to guidelines established under the Dodd-Frank Wall Street Consumer Reform and Protection Act

Feb 20 13 05:53p

p:2

Alford 287
Joint Venture

1290
30 yr

The State of Texas ,)
County of ~~Tarrant~~ Wise

By this Agreement and Contract

Brian H. Frazier (Seller) hereby, sells and agrees to convey to
Robert Hallerson + Sherry Hall (Purchaser) the following described property lying
and being situated in Wise County, Texas, to wit:

Lot 40 Alford Rd, 4732 Wise, Texas 7608
(Legal Description)

The purchase price is \$30,000.00 payable as follows: \$1500.00 by cash \$500.00 towards closing.
down payment money 5000 who has no other money Don Hedge
Seller agrees to deliver a good and marketable title by a General Warranty Deed
conveying said property to Purchaser, and agrees, when said deed is tendered, to pay
balance of the cash payment. Seller agrees to furnish a Owners Title Policy, through
Adobe Title, 4001 Airport Freeway, Suite 190, Bedford, Texas 76021.

Purchaser agrees that any restrictions or conditions imposed in any additions or
subdivisions of which the herein described property is a part, or any existing part wall
agreements or easements for utility purposes shall no be recited as objections to the title
or considered as an encumbrance on said property.

Taxes for the current year are to be prorated.

"In accordance with the requirements of the Texas Real Estate License Act,
Section 28, you are advised as Purchaser that you should obtain a policy of Title
Insurance or have the abstract covering the Real Estate which is the subject of this
Contract examined by an Attorney of your own selection."

There are no agreements, condition, stipulations or representations verbal or
otherwise, other than those contained herein:

- A) Seller will provide a water tap, septic, culvert hookup septic in
- B) Purchaser will close this transaction on or before the
- C) Time is of the essence on this contract
- D) Purchaser will receive NO oil, gas or other mineral of any kind.
- E) Seller will provide no hookups of any kind.

Closing on before 3/1/2013

Purchaser Sherry Hall

Seller Don Hedge

Brian H. Frazier

Executed this day of Feb

day of February

2013

X Needs Set of restrictions.

For Land/Title Info:
Contact Robert Wood 817-204-8250

SALES CONTRACT

THE STATE OF TEXAS

COUNTY OF Wise

TYPE OF FINANCING: Owner Finance

287 Joint Venture (Seller) hereby, sells and agrees to convey by this Agreement and Contract to
Jennifer Lynn Spencer (Purchaser) the following property, situated in Wise County, Texas.

DEVELOPMENT: Almond Ridge LOT: 60 BLOCK: _____

STREET ADDRESS: 919 PR 4732

CITY/STATE/ZIP: Phoenix 76078

The purchase price is \$ 30500.00 Payable as follows: Down Payment \$ 2500.

Amount Financed: \$ 28000.00 Interest Rate: 10.000% Term: 240 Payments

Payments \$ 270.48 *Closing Costs 500.00* *\$500 Received 2-2-2015 MF*

(Insurance and Taxes are NOT included in the payment and must be paid by Purchaser.)

- PURCHASER ACCEPTS PROPERTY "AS IS" *Seller agrees to verify Septic Work*
- SALES PRICE DOES NOT INCLUDE HOOK-UPS TO HOME *will mow on 4-1-15*
- SELLER RETAINS ALL OIL, GAS AND OTHER MINERAL RIGHTS TO LAND

N/A agrees to furnish Mortgagees' Title Policy through N/A to said property, which shall be conveyed free and clear of any and all encumbrances except those named herein, and Purchaser agrees to complete the sale as herein provided within ten days from the date said Title Company approves the title for title insurance unless otherwise provided for herein.

If said Title Company raises objections to the title of said property, Seller shall have 30 days time within which to meet such objections, and if Seller is unable to meet the objection, then the above mentioned deposit shall be returned to Purchaser, and this contract shall thereupon terminate and all parties be released from liability hereunder; but if the title is approved, and either party hereto fail or refuses to consummate this contract, the other may at his option, enforce specific performance of this contract. In the event Purchaser is the defaulting party, Seller shall have the right to retain said cash deposit as liquidated damages for the breach of this contract.

Seller agrees, when the title objections have been met or waived, to deliver a good and sufficient General Warranty Deed conveying said property to Purchaser, and Purchaser agrees, when said deed is tendered, to pay balance of the cash payment and execute the note or notes and Deed of Trust herein provided for.

Purchaser agrees that any restrictions or conditions imposed in any additions or subdivisions of which the herein described property is a part, or any existing party wall agreements of ease, easements for utility purposes shall not be recited as objections to the title or considered as an encumbrance on said property.

In the event the improvements on the above described property are destroyed, or damaged beyond repair, by fire, windstorm, hail, explosion, or otherwise, before this contract is consummated, purchaser may, at his option, terminate this contract, and the deposit hereinbefore first mentioned shall be returned to purchaser.

Taxes for the current year, and current, rents, insurance, and interest if any, will be possibly prorated only if cash sale to date of closing.

"In accordance with the requirements of the Texas Real Estate License Act, Section 28, you are advised as Purchaser that you should obtain a policy of Title Insurance or have the abstract covering Real Estate which is the subject of this Contract examined by an Attorney of your own selection. This is done at Purchaser's expense."

There are no agreements, conditions, stipulations or representations verbal or otherwise, other than those contained herein.

Executed this 31 day of Jan, 2015.

[Signature]
PURCHASER (Applicant)

PHONE:

(Hm) 972-310-0809 (Cell) 972-310-0809

[Signature]
PURCHASER (Co-Applicant)

PHONE:

(Hm) _____ (Wk) _____

441-91-1869
Social Security Number

17658470
Driver's License Number

Social Security Number

Driver's License Number

ADDRESS: 2041 W. Hebron Pkwy 3222 Carrollton TX 75010
(Street, City, State, Zip)

[Signature]
SELLER

[Signature]
SALES REPRESENTATIVE

THIS CONTRACT IS SUBJECT TO AVAILABILITY OF SAID PROPERTY, AND ACCEPTANCE OF SELLER.

APPROVED BY: [Signature] DATE: 2-2-2015

TO CLOSE ON OR BEFORE: 2-12-15

Closing at: 8659 White Settlement Rd., Fort Worth, TX 76108 (Contact Robin 817-367-6167)

The purchase of this property is for investment purposes. Any contemplated financing provided by seller is not subject to guidelines established under the Dodd-Frank Wall Street Consumer Reform and Protection Act.